

INVESTIGATION REPORT  
BUILDING AND SAFETY/LAND DEVELOPMENT DIVISION

Location of Problem: 2640 E. Hope St

Locality: \_\_\_\_\_

Description of Problem: Illegal unit

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Requested by: LA CO Dept REG planning Phone: 12-12-86

Address: \_\_\_\_\_

Request call back after investigation? Yes ☐ No ☐

Received by: \_\_\_\_\_ Date: \_\_\_\_\_

Assigned/Referred to: G. ROGERS Date: 12-12-86

Report of Investigation: ☒ ILLEGAL UNIT, REQUIRED GARAGE CONVERTED  
INTO A DWELLING UNIT WITHOUT BUILDING PERMITS OR PLANS.

☐ ILLEGAL ROOM ADDITION NO PERMITS OR PLANS.

☐ ILLEGAL CONSTRUCTION WORK, ALTERING AND REMODELING A STRUCTURE  
WITHOUT LEGAL BLDG PERMITS OR BLDG PLANS .

☒ A STOP WORK NOTICE WAS LEFT AT THE ABOVE JOB SITE ADDRESS.

Investigator: G. Rogers Title: BLDG Insp Date: 12-12-86

Copy Sent to: REG planning Title: \_\_\_\_\_ Date: 12-13-86

Report Phoned to: \_\_\_\_\_ Title: \_\_\_\_\_ Date: \_\_\_\_\_



*Los Angeles County*  
*Department of Regional Planning*  
*Director of Planning James E. Hartl, AICP*



November 26, 1996

Alberto & Ester Velasquez  
2640 Hope Street  
Walnut Park, CA 90255

**Inspection File No. EF940352**

Dear Mr. & Mrs. Velasquez:

It has been reported that the required garage for the residence [REDACTED] has been converted into a dwelling room without providing a substitute garage or carport.

This is not a permitted use in zone R-2 and is in violation of the provisions of the Los Angeles County Zoning Ordinance, Sections 22.20.020, 22.20.230, 22.52.1010 and 22.52.1180.

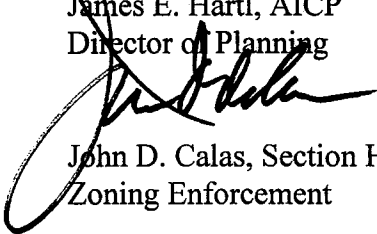
Please consider this an order to comply with the provisions of the Zoning Ordinance upon receipt of this letter.

Failure to comply as requested will cause this matter to be referred to the District Attorney with the request that a criminal complaint be filed. Conviction can result in a penalty of up to six months in jail and/or a one thousand dollar fine, each day in violation constituting a separate offense.

Any inquiry regarding this matter may be addressed to the Department of Regional Planning, 320 W. Temple Street, Los Angeles, CA 90012; Attention: Zoning Enforcement. To speak directly with the investigator, Alfredo Perez, please call before 10:00 a.m., Monday and Wednesday (213) 974-6453 or Tuesday and Thursday (213) 589-8043. Our offices are closed on Fridays.

Very truly yours,

DEPARTMENT OF REGIONAL PLANNING  
James E. Hartl, AICP  
Director of Planning

  
John D. Calas, Section Head  
Zoning Enforcement

JDC:AP:ar

JOB  
ADDRESS

2640 E Hope St

OWNER

## STOP ALL WORK

You are in violation with the provisions of the County Ordinance as indicated below:

- ☒ Building Code
- ☒ Plumbing Code
- ☒ Mechanical Code
- ☒ Electrical Code
- ☐ Zoning Ordinances
- ☐ Grading Code

DESCRIPTION: Illegal unit the  
required garage for the residence  
at E. 2640 E Hope St  
has been converted into a dwelling  
unit without bldg. plans or  
permits.

- ☒ A Plot Plan  
Submit plans for the work within 10 days to  
the office listed above and apply for a plan  
check for the required Permit.
- ☒ Obtain a Permit within 10 days for the work at  
the office listed above.
- ☒ A referral has been made to the Enforcement  
Section of the Department of Regional  
Planning.

12-12-96

DATE

G. Rodgers

INSPECTOR'S SIGNATURE